



SIZE

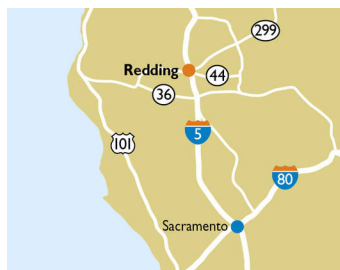
114,565 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	8,130	60,680	96,013
Households	3,384	24,676	38,313
Median HH Income (\$)	59,014	57,878	63,591

MAJOR TENANT(S)

Food Maxx  
Panera Bread  
Quest Diagnostics



LOCATION

1330 Churn Creek Road | Redding, CA 96003

PROPERTY HIGHLIGHTS

- Anchored by FoodMaxx
- Additional national and regional tenants include Panera, Wells Fargo, Mattress Firm, Carls Jr., Tea 4 U and U.S. Bank
- Located in Redding, which is a part of the Sacramento Valley area, with a population exceeding 60,600 in a three-mile radius
- The center is located at the intersection of Churn Creek Road and Dana Drive which benefits from over 32,300 vehicles per day

LEASING CONTACT

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MORE INFO

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# SHASTA CROSSROADS

1330 Churn Creek Road | Redding, CA 96003

SPACE	TENANT	SQ. FT.	COB AVAILABLE	2,622 SF
AOA	Food Maxx	54,239 SF	COD Stanton Optical	2,622 SF
BOA	Smoke & Vape City	1,214 SF	<b>DOD COMING AVAILABLE</b>	<b>5,980 SF</b>
BOB	Cricket	1,214 SF	<b>EOA AVAILABLE</b>	<b>1,195 SF</b>
BOC	Kwik Kuts Family Hair Salon	1,216 SF	EOB Shasta Hair Salon	1,216 SF
BOD	T-Mobile	1,952 SF	EOC Nail Designer	1,216 SF
BOF	Taqueria Dos Amigos	2,430 SF	<b>EOD AVAILABLE</b>	<b>2,432 SF</b>
BOJ	Pro Nails	912 SF	<b>EOF AVAILABLE</b>	<b>5,917 SF</b>
BOK	Quest Diagnostics	1,200 SF	ROA Panera Bread	3,650 SF
BOL	Advance America	912 SF	ROB Mattress Firm	5,849 SF
BOM	Chicago's Pizza With a Twist	1,213 SF	ROC US Bank	4,500 SF
BON	Clothing Revival	2,913 SF	ROD Carl's Jr.	3,000 SF
BOQ	Tea 4 U	2,587 SF	ROE Wells Fargo	73 SF
COA	Walk-In Clinic	1,291 SF	ROJ Roots Juice Bar	1,000 SF
			Shad   National Retail Properties	
<b>TOTAL SQ. FT.</b>			<b>114,565</b>	

**SITE LEGEND**

- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



<b>Shasta Crossroads Redding, CA</b>		<b>1.00 Mile Radius</b>	<b>3.00 Mile Radius</b>	<b>5.00 Mile Radius</b>
<b>Population</b>	Q2 2022 Estimated Population	8,130	60,680	96,013
	2027 Projected Population	8,573	63,006	99,659
	2010 Census Population	7,914	59,968	94,634
	2000 Census Population	6,980	54,980	85,315
	1990 Census Population	4,694	47,457	71,843
	Historical Annual Growth 1990 to 2000	4.05%	1.48%	1.73%
	Historical Annual Growth 2000 to 2010	1.26%	0.87%	1.04%
	Estimated Annual Growth 2010 to 2022	0.21%	0.09%	0.11%
	Projected Annual Growth 2022 to 2027	1.07%	0.76%	0.75%
	Median Age	36.9	38.1	39.5
<b>Households</b>	Q2 2022 Estimated Households	3,384	24,676	38,313
	2027 Projected Households	3,563	25,633	39,779
	2010 Census Households	3,311	24,413	37,790
	2000 Census Households	2,946	22,373	33,683
	1990 Census Households	1,872	18,945	28,078
	Historical Annual Growth 1990 to 2000	4.64%	1.68%	1.84%
	Historical Annual Growth 2000 to 2010	1.18%	0.88%	1.16%
	Estimated Annual Growth 2010 to 2022	0.17%	0.08%	0.11%
	Projected Annual Growth 2022 to 2027	1.04%	0.76%	0.75%
	Population per Household	2.38	2.38	2.45
<b>Population by Race</b>	White	76.7%	77.2%	78.6%
	Black or African American	2.6%	1.6%	1.3%
	Asian & Pacific Islander	5.1%	4.1%	4.0%
	Other Races	5.1%	6.2%	6.1%
	Hispanic Population	10.5%	10.9%	10.0%
<b>Income</b>	Average Household Income	\$71,824	\$77,833	\$84,485
	Median Household Income	\$59,014	\$57,878	\$63,591
	Per Capita Income	\$30,112	\$32,452	\$34,304
<b>Education (Age 25+)</b>	Elementary	1.0%	2.2%	2.2%
	Some High School	5.7%	6.2%	5.9%
	High School Graduate	24.1%	25.6%	24.3%
	Some College	32.0%	30.8%	30.4%
	Associates Degree Only	8.6%	11.3%	12.1%
	Bachelors Degree Only	20.9%	16.2%	16.7%
	Graduate Degree	7.6%	7.7%	8.4%
<b>Business</b>	Number of Businesses	488	2,804	3,468
	Total Number of Employees	6,353	34,118	42,350
	Employees per Business	13.03	12.17	12.21
	Residential Population per Business	16.67	21.64	27.69

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.